BEG 663.60 FT S & 282.62 FT E OF
OF NW1/4 OF NW1/4, RUN E 136.20
W 136.20 FT, N 320 FT TO POB.

TYLER GREGORY T/TYLER LAURA J
159 SW BRADSHAW GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-004

BUILDING CHARACTERISTICS

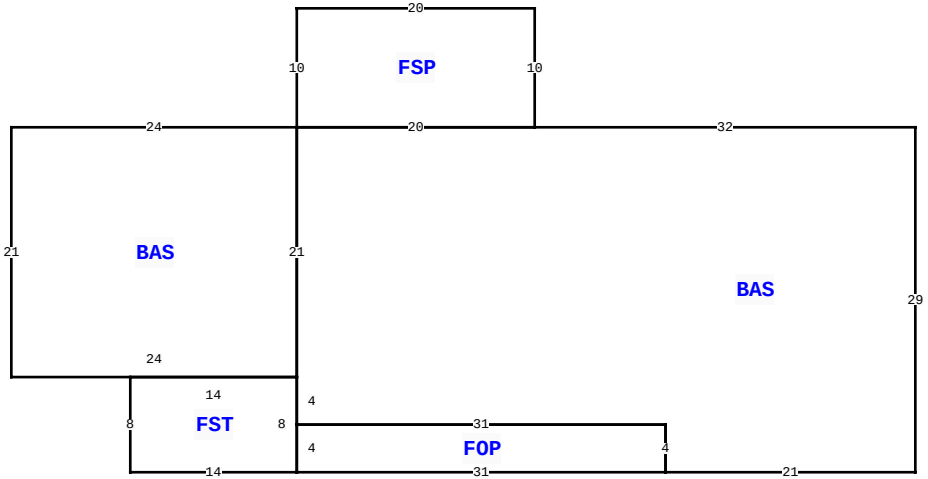
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	43,659
BAS	1,384	100		1,384	119,890
FOP	124	30		37	3,205
FSP	200	40		80	6,930
FST	112	55		62	5,371
TOTALS	2,324			2,067	179,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	121.1530	133.27	275,469	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1888 HX Base Yr



159 SW BRADSHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0200	GARAGE F	0	100	28	24	672.00	UT	6.80	6.80	100	1986	1986	3	100	4,570	
2	0294	SHED WOOD/	0	100	14	24	336.00	UT	2.00	2.00	100	1986	1986	3	100	672	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,055
TOTAL MARKET OB/XF VALUE		5,842
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		207,897
SOH/AGL Deduction		85,966
ASSESSED VALUE		121,931
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,520
TOTAL JUST VALUE		207,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,148

SALE:1:1: 1 ACRE & HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0742/1044	2/28/1991	WD	Q	I		66,900
GRANTOR: HAL WORTH						
GRANTEE: TYLER GREGORY T						
0580/0232	12/01/1985	WD	Q	I		47,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N10W20 S10 E20$W20 BAS= W24 S21 E24 N21$ S21FST= W14 S8 E14 N8$ S4 FOP= S4 E31 N4 W31$ E31 S4 E21 N29$.

LAND DESCRIPTION

TOTAL OB/XF 5,842

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS